

This Instrument was Prepared by:

Lauren N. Smith, Esquire
80 N Village Dr
Gardendale, AL 35071
File No.: 185713

Send Tax Notice To: Jeffrey N. Haynes
3500 Crossings Cir
Birmingham, AL 35242

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

County of ~~Shelby~~ Jefferson } Know All Men by These Presents:

That in consideration of the sum of Two Hundred Eighty Seven Thousand Dollars and No Cents (\$287,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Joyce Salem, a widowed woman, whose mailing address is 2537 OLD OAK LANE, CHAM, AL 35243 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Jeffrey N. Haynes and Michelle S. Haynes, whose mailing address is 3500 Crossings Cir, Birmingham, AL 35242 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is 3500 Crossings Circle, Birmingham, AL 35242; to wit;

Lot 91, according to the Survey of Caldwell Crossings, as recorded in Map Book 29, Page 9, in the Probate Office of Shelby County, Alabama,

Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

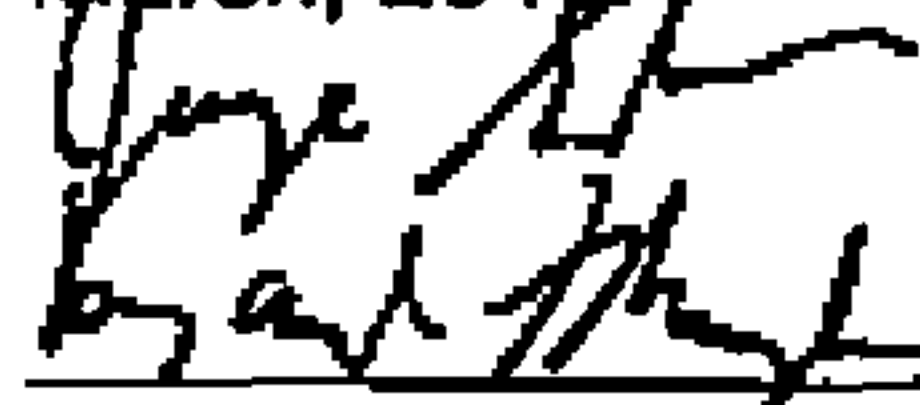
*NOTE: Joyce Salem being the sole surviving Grantee of that certain Warranty Deed filed as Instrument #2002111300056626 and that Corrective Warranty Deed filed as Instrument #20030602000272350 in the Probate Office of Shelby County, Alabama. George Salem having died on or about December 12, 2017.

\$248,219.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of March, 2018




Joyce Salem
by and through her Attorney-in-Fact, George H.
Salem



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/03/2018 08:04:11 AM
\$54.00 CHERRY
20180403000108950

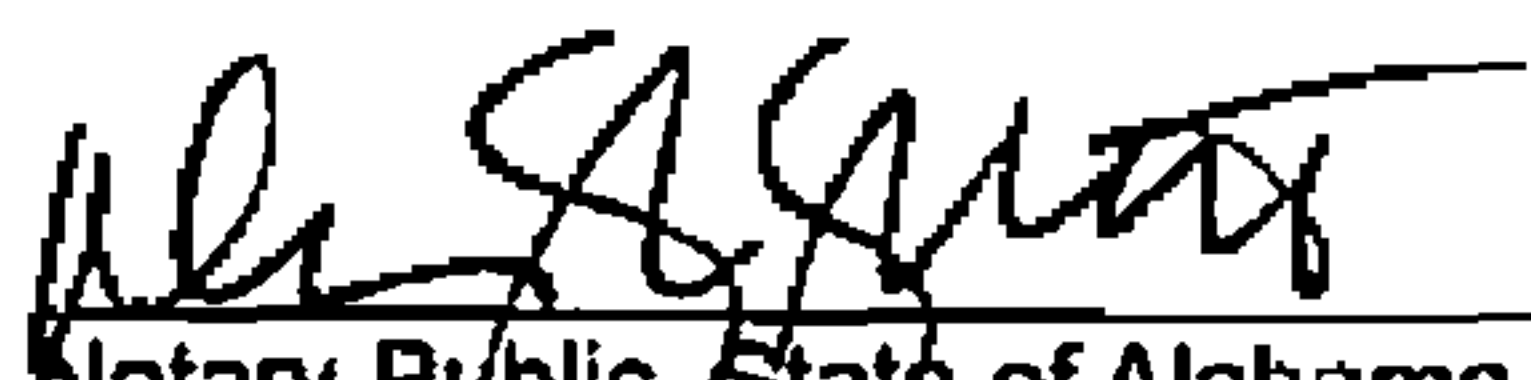


State of Alabama

County of Jefferson

I, Debra Vaughn Elliott, a Notary Public in and for the said County in said State, hereby certify that Joyce Salem by and through her Attorney-in-Fact, George H. Salem, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of March, 2018.


Notary Public, State of Alabama
Debra Vaughn Elliott
My Commission Expires: 8/15/2019

